



# Parkfields

Estates



## Dane Road , Southall, UB1 2ED

Nestled on the popular Dane Road in Southall, this delightful end-terrace house offers a wonderful opportunity for families and investors alike. Spanning an impressive 1,023 square feet, the property boasts four spacious bedrooms, providing ample room for relaxation and personal space. The two reception rooms are perfect for entertaining guests or enjoying quiet family evenings, ensuring that this home is both functional and inviting.

The property is in excellent condition, allowing you to move in with ease and comfort. Its prime location, just a stone's throw from Southall Broadway, means you will have access to a vibrant array of shops, restaurants, and local amenities, making daily life both convenient and enjoyable. Travel options include Bus Routes (207 / 607) serving the larger towns of Ealing and Uxbridge. Southall Station (Elizabeth Line) is a short walk away with easy access to The City, ideal for commuting.

One of the standout features of this home is the potential for extension or redevelopment, subject to the usual consents. With plenty of scope to enhance the property further, you can truly make it your own and tailor it

Asking Price £595,000

## 77 Dane Road , Southall, UB1 2ED

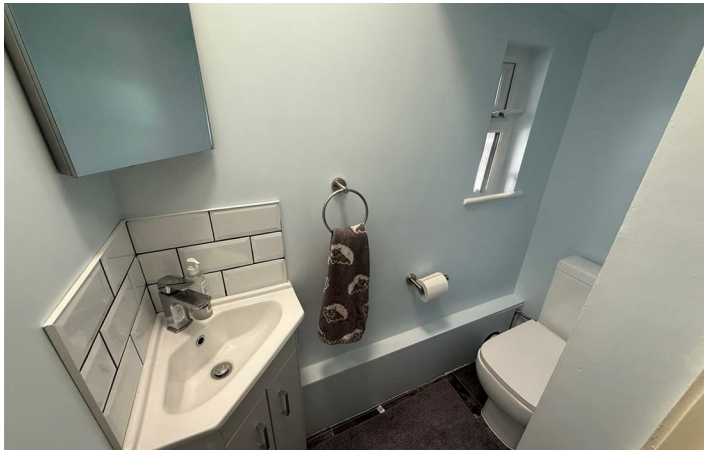


- END OF TERRACE
- RECENTLY FITTED KITCHEN
- SCOPE TO EXTEND (STPP)
- TUDOR PRIMARY 0.3 MILES
- FOUR BEDROOMS
- CLOAKROOM & FAMILY BATHROOM / WC
- JUST BY SOUTHALL BROADWAY
- TWO RECEPTIONS
- SIDE ACCESS RIGHT OF WAY WITH OFF STREET PARKING
- ELIZABETH LINE 0.9 MILES

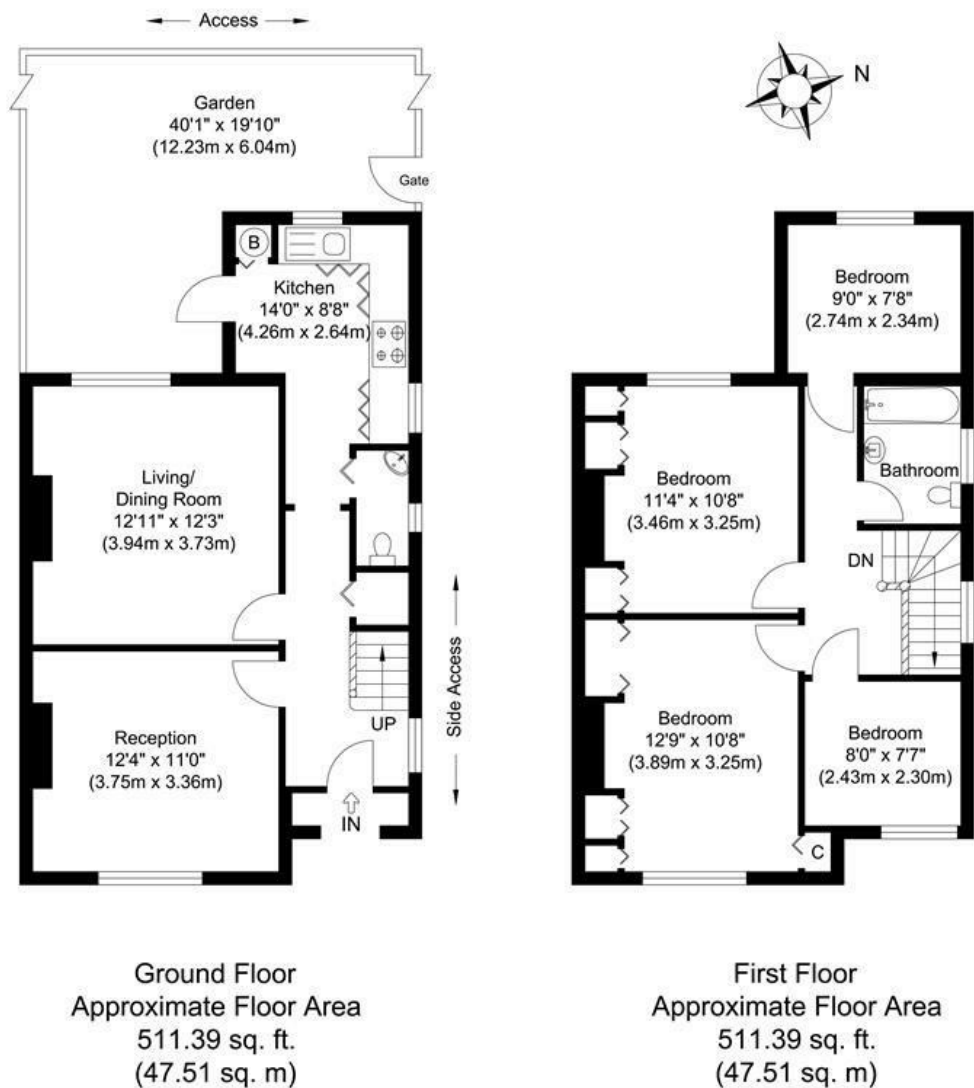


Directions





Floor Plan



Total Gross Internal Area  
1022.78 sq. ft.  
(95.02 sq. m)

Dane Road, Southall, UB1

Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		